

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

028194

That I, **Kershaw E. Powell**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Gregory G. Potter and Kelly A. Potter**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 15 Pleasant Hill Drive, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Gregory G. Potter and Kelly A. Potter, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated westerly of Main Street, on the westerly side of Country Way and on the easterly side of Quarry Road, in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

Beginning at a point in the generally westerly line of said Country Way, said point being located South forty-five degrees forty-five minutes West (S. 45° 45' W.) and one hundred ninety-three and five tenths (193.5) feet from a steel pin set at the southeasterly corner of land previously conveyed to Eric L. Haley and Stephanie A. Haley; thence North eighty degrees fifty-two minutes West (N. 80° 52' W.) for two hundred fifteen and one tenth (215.1) feet to a point; thence North fifty-eight degrees fifty minutes West (N. 58° 50' W.) for eight hundred forty-one and four tenths (841.4) feet to a point; thence South thirty-one degrees seven minutes West (S. 31° 07' W.) for four hundred eighty-five and one tenth (485.1) feet to a point on the generally easterly line of Quarry Road; thence North five degrees forty-three minutes West (N. 05° 43' W.) along the generally easterly line of said Quarry Road for two hundred seventy and seven tenths (270.7) feet to a point; thence North one degree twenty-seven minutes East (N. 01° 27' E.) and continuing along the generally easterly line of said Quarry Road for seven hundred sixty-five and four tenths (765.4) feet to a steel pin found and land of said Haley; thence South fifty-eight degrees fifty-one minutes East (S. 58° 51' E.) along the southerly line of said Haley for one thousand three hundred eighty-four and four tenths (1,384.4) feet to a steel pin; thence South twenty degrees fifty-two minutes East (S. 20° 52' E.) and continuing along said Haley for two hundred fifty-four and one tenth (254.1) feet to a steel pin and the generally westerly line of said Country Way; thence on a normal curve to the left with a radius of two hundred twenty-five (225) feet and an arc length of two hundred and zero tenths (200.0) feet, more or less, to the point of beginning.

Bearings are magnetic 2001. Meaning and intending to describe a parcel of land containing fourteen and eight zero tenths (14.8) acres, more or less.

Being a portion of the premises conveyed to Kershaw E. Powell by deed dated June 22, 1972 and recorded in Book 1587, Page 77.

The above premises are subject to the following restrictive covenants which shall be binding on the grantees, their heirs, successors and assigns and shall run with the land:

1. The premises shall not be subdivided into more than five single family residential lots.
2. Use of the premises shall be restricted to single family residential use with commercial uses prohibited.
3. No house trailers or mobile homes, including double wide modular homes shall be placed or maintained on the premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Gregory G. Potter and Kelly A. Potter, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

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AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Kershaw E. Powell have hereunto set my hand and seal this 28th day of August, 2002.

Signed, Sealed and Delivered
in the presence of

Catherine L Roberts
Witness

Kershaw E. Powell
Kershaw E. Powell

STATE OF MAINE
County of Kennebec, ss.

Dated: August 28, 2002.

Personally appeared before me on the day and year aforesaid the above-named, Kershaw E. Powell, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Catherine L Roberts
Notary Public



Catherine L. Roberts
Notary Public, Maine
My Commission Expires December 8, 2006

RECEIVED KENNEBEC SS.
2002 SEP -4 AM 9:40
ATTEST: [Signature]
REGISTER OF DEEDS